

**MILWAUKIE CITY COUNCIL
WORK SESSION
JULY 16, 2001**

The work session came to order at 5:30 p.m. in the City Hall Conference Room.

Mayor Bernard opened the session with Councilors King, Lancaster, Marshall, and Newman present.

Staff present: City Manager Swanson, Neighborhood Services Manager Gregory, Information Specialist Wheeler, Planning Director Rouyer, Police Chief Kanzler, Associate Planner Kent, and Program Specialist Carter.

Information Sharing

1. **Mayor Bernard** asked if any Councilmembers could host a Japanese student during an upcoming exchange.
2. Council discussed cleaning graffiti from the McLoughlin Boulevard railroad bridge and painting a "Welcome to Milwaukie" sign. **Mayor Bernard** will contact the railroad for more information.
3. **Councilor Lancaster** referred to Metro's *Corridor Initiative* and asked if Milwaukie should send additional attendees to monitor progress on the McLoughlin Boulevard Improvement Project. **Councilor Newman** attends the Joint Policy Advisory Committee on Transportation (JPACT) meetings and will let Council know if a need arises.
4. **Councilor Lancaster** believed Milwaukie should develop a community project in which a cross section of residents could participate. **Councilor King** indicated she was working on forming walking clubs.
5. The Council discussed the League of Oregon Cities awards programs and agreed Milwaukie should nominate its Neighborhood Program for the Good Governance Award and Mike Swanson for the Herman Kehrli Award for outstanding public service.
6. **Councilor King** suggested the Council consider a proclamation for its first meeting in September recognizing National Drug and Alcohol Recovery Month and show City support with a *Pilot* article.
7. The group discussed evaluating the current Community Goals. **Swanson** will contact Jeanne Lawson to act as a facilitator for a day-long work session. A review of the Council Communications Agreement is scheduled for the August 6 work session. **Swanson** discussed the importance of adopting a values statement as well as identifying a vision for the future.

Open Public Forum

Jack Elder, Milwaukie Downtown Development Association (MDDA) Director, requested a work session with Council to discuss the future of the organization.

Councilor Newman suggested the Association develop a list of options based on Council feedback from the April 30 work session.

Councilor Marshall noted Milwaukie is one of the few cities listed in the Metro Directory that does not have its own Chamber of Commerce.

Elder commented that some downtown business and property owners are anxious about the future of the Safeway site and would like to see timelines established.

Gary Michael, Transit Oriented Development (TOD) Committee member, recommended keeping the group intact and allowing members to continue serving if they wished. The Committee was close to completing a development request for proposal (RFP) for the site. He felt the current zoning relative to retail square footage requirements should be revised downward. Some downtown space should be devoted to housing as part of the rejuvenation process followed by grocery and more retail.

In regards to the Ledding Library expansion, **Michael** believes 20,000 - 30,000 square feet could be added north of the existing building with additional patron parking to the north and east. The Masonic Lodge and Library could share parking space. The Safeway site is not needed to meet future expansion needs. He likes the idea of locating the transit center at Southgate and urges moving forward with downtown rejuvenation.

Dolly Macken-Hambright, Linwood Neighborhood District Association (NDA), urged the Council to keep the neighborhood leadership involved with the South Corridor process. She discussed the proposed Overland Park Community Prosecutor Project and potential impacts to the City of Milwaukie from displacement. It is important to have the tools in place, such as trespass and chronic nuisance laws, to deal with issues as they happen.

Kanzler proposed a citizen oversight committee to the police department to monitor activities such as the Overland Park Project.

Councilor Lancaster observed the Sheriff's Department does not have a history of playing well with others and supported implementing phase 2 of the police department reorganization plan.

Council directed Kanzler to develop an outline for an oversight committee for its consideration.

Art Ball, Lewelling NDA Chair, urged the Council to support the neighborhood leadership as Milwaukie's representatives on the South Corridor Citizens Advisory Committee (CAC). He announced the Lewelling Neighborhood Annual Summer Picnic on August 4.

Rob Kappa, Lake Road NDA co-chair, agreed with Ball's comments. Each of Milwaukie's 7 neighborhoods should have a seat on the CAC. He did not want other regional members making decisions for Milwaukie. He announced the July 28 Lake Road Neighborhood Picnic at Century Park starting at 2:00 p.m.

Ed Zumwalt, Historic Milwaukie NDA chair, said the cohesive group of 7 Milwaukie neighborhoods has done a lot of work over the past few months and has worked well with the City's regional partners. He wants to ensure decisions are not made for Milwaukie by the region. The proposed Safeway project could make a major difference in the downtown rejuvenation project.

Michael Davis, Worshipful Master, Milwaukie Masonic Lodge, said the organization is interested in leasing land for parking if the City purchases the Safeway property. The project steering committee needs to be composed of neighborhood representatives who will look after the City's welfare with architects acting in an advisory capacity. The Lodge will provide a representative if that is the Council's wish.

Dave Aschenbrenner, Hector Campbell NDA, announced the South Corridor Town Hall on July 26. He wants to ensure Milwaukie has a majority of seats on the CAC so it is not outweighed by other regional representatives. The City Council might also consider a north industrial area representative.

Tree Hugger Contest

Wheeler tabulated the Council's votes on the 25 contest entries.

South Corridor Update

Gregory said the purpose of the work session was to get Council feedback on the South Corridor Citizen Advisory Committee (CAC) and what role it wishes to play at the upcoming Town Hall. She reviewed the proposed Town Hall agenda.

Mayor Bernard believed the Neighborhood District Association (NDA) leadership should run the session with Council acting as support.

Councilor Lancaster believed the Council's primary role should be to listen with no speaking role.

Councilor Newman agreed the NDAs should present the options and convey the depth of neighborhood involvement and the reasons for supporting the options on the table. Staff should be on hand to answer technical questions. He

felt there should be groundrules for all participants and information presented in an unbiased manner so people can form their own opinions.

The group agreed to have information on parking, the Jr. High property, and advisory board vacancies available but not part of the presentation.

Gregory updated the Council on the CAC. Metro is proposing a 19-member committee that will begin meeting in September. The charge is still being drafted, and Metro is deferring appointment decisions to the affected jurisdictions. She reviewed the options the City Council could consider for Milwaukie appointments. The general role of the CAC will be to act as a sounding board and to inform the policy group on citizen opinions.

Councilor Lancaster said the charge needs to be clarified before committing citizen time. Milwaukie is witnessing an extraordinary evolution of community involvement, and he does not wish to stop the momentum. The neighborhood leadership should represent Milwaukie on the CAC.

Swanson said it will be difficult to respond to Metro until there is a detailed charge. The charge will determine the membership, and he suggested pressing Metro. Milwaukie has been active, and the region is impressed by the power of community involvement in driving the organizational agenda. He wants to ensure valuable use of citizens' time.

Gregory understood the Council has full confidence in the neighborhood leadership to represent the community's interests but will not make a formal membership recommendation until Metro identifies the CAC's charge.

Councilor Marshall thought it would be beneficial to include a downtown business person as well as other community stakeholders. He suggested allowing the NDA chairs to select a certain number of stakeholders for a more diverse representation. He proposed a selection process similar to that used for advisory board appointments.

Mayor Bernard did not wish to break up the neighborhood leadership group.

Councilor Lancaster said the NDAs have respect and influence in the community with a good chance for a positive outcome. If members are chosen outside the group, he recommends the NDA leadership make the selections.

Gregory discussed downtown parking and funds budgeted for the study in relation to the South Corridor Draft Environmental Impact Study (DEIS).

Safeway Project

Carter discussed the Safeway site and its role in revitalizing Milwaukie's downtown. The City received a \$900,000 grant from the Community Incentive Fund (CIF) for underground parking based on Milwaukie Transit Center plans. Since the site was determined to be unsuitable as a transit center, the City requested the grant be converted to a \$750,000 loan to purchase the property in order to control its development. The State sent notification these funds are reserved for Milwaukie. The loan will be at 1% for 15 years. He reviewed the general terms and conditions of the loan.

Rouyer discussed consistency with the downtown plan, zoning, and density. Last spring the City was awarded a \$15,000 grant from the Mt. Hood Economic Alliance that will be used, if Council wishes to pursue purchasing the Safeway site, for a market study identifying desirable uses. The study results will be used in preparing a development request for proposal (RFP).

Councilor Newman felt the City should act on the loan. He was in favor of keeping the project as open as possible with ground-level retail and upper-level residential on Main Street and possibly Harrison Street. He also encouraged addressing parking issues. He noted a lot of the design work has already been done.

Councilor Lancaster encouraged consideration of a new post office on the site and seeking federal funding. It must be determined what is economically feasible and sustainable on the site.

Rouyer said the market study results will be reported to Council and the community for input. This will also indicate any need for zone changes.

Swanson suggested reversing the process by asking the development community to do some creative thinking that involves the downtown plan, riverfront plan, Masonic Lodge, and other community issues. He felt this could be a very exciting process and force developers to come to the table with their own best thinking.

Carter added, in order to meet state loan requirements, the marketing RFP will happen before the development RFP to ensure a profitable development.

Betty Dominguez, Regional Field Representative, Housing and Community Services, congratulated Milwaukie on the amount of money being reserved for the Safeway property purchase. She reminded the City Council a condition of the loan relates to community livability which must be considered when developing the RFP. Transit availability is important even though the site will not be a transit center. The market study will help determine the highest and best use of the property.

Gregory discussed public outreach and scoping issues and opportunities related to the site. The process has included adoption of the Downtown Plan and Transit Oriented Development Committee meetings. The Safeway site is named in the NDA's "14 points" document. The public needs to be reminded this will not be developed as a transit center location. Once the market study is conducted, the results will be made available for public comment. A selection criteria for the developer will likely be a community demonstration of the plans.

Mayor Bernard suggested a sign on the site describing of the project and encouraging participation.

City Council approved staff's moving forward with the loan to purchase the Safeway property, proceeding with the market study process, developing a public outreach plan, and soliciting private development or a partnership. Council will consider the proposed resolution as prepared at the next night's regular session.

Downtown Design Guidelines Project

Kent provided a status report on the project currently underway with the Design and Landmarks Commission (DLC). Once implemented, the DLC will use these guidelines to approve projects with conditions and ensure development consistent with the downtown plan. He reviewed the project timeline which includes a public workshop in November and Council adoption in February 2002.

Arambula reviewed the proposed guidelines and provided background on their development. This additional layer to the downtown plan will provide prospective developers and investors a measure of confidence in future downtown development. The guidelines encourage quality and innovation through use of standard materials and good design. Design standards must be clear and objective and not be open to a lot of interpretation. They are meant to be descriptive and promote appropriate, not disruptive, development based on the community's values. They reflect community character with pedestrian emphasis and architecture, lighting and sign guidelines.

Mayor Bernard asked if the Safeway project would be ahead of guideline adoption.

Rouyer replied the process would be in place prior to issuing building permits.

The group discussed the standards including ground floor materials, windows, and porches in residential areas.

Flaglot Standards

Rouyer discussed this issue with Council in mid-June and understood there are concerns about existing standards.

Councilor Marshall was concerned about the amount of impervious surface required by flaglots in a community that basically has no storm sewer system. Flaglots do not encourage neighborhood development and connectivity and tend to promote tree removal. He preferred accessory dwelling units or "granny flats". Flaglots encourage density and significantly impact and change the character of existing neighborhoods. Communities are not required to have flaglots on the books.

Councilor Newman added flaglots are not neighborhood friendly and, without first-rate design, only add density. Flaglots violate privacy, change the existing neighborhood character, and are not oriented to the street. He was interested in the legal implications of the Council's taking action.

Rouyer said, according to the city attorney, cities are not required to have flaglot standards, but they cannot make partitioning impossible. Milwaukie's current standards can be tightened or new design standards created. There is nothing in Metro's Functional Plan which requires flaglot standards. The issue will be dealing with lots double the square footage allowed in the Zoning Ordinance.

Councilor Newman suggested a public street frontage regulation.

Councilor Lancaster added there may be a rare, last resort occasion in which a flaglot is appropriate on a unique parcel.

Rouyer said, based on Council input, staff will take steps on tightening flaglot standards and work with the Planning Commission and DLC to develop a discretionary process for good design and connectivity.

Councilor Marshall encouraged involving the Neighborhood District Associations (NDA) and Land Use Committees.

Councilor Newman recommended a guideline having to do with privacy.

Councilor King suggested requiring greater setbacks if flaglots were allowed under certain circumstances.

Rouyer said the planners had identified long, narrow lots and few north/south streets as constraints.

Councilor Marshall wants people to assemble lots and put in roads to create a neighborhood.

Councilor Lancaster said his priority is to maintain neighborhood character.

Councilor King is concerned about destroying long, beautiful lots such as those in the Ardenwald Neighborhood.

Rouyer said staff will work on the guidelines based on problems identified by Council including multiple curb cuts, houses that do not address the street, privacy, and tree cutting.

Councilor King expressed concern with manufactured home design standards.

Adjournment

Mayor Bernard adjourned the meeting at 8:40 p.m.

Pat DuVal, Recorder